

SHOP TO LET

8 Birmingham Street
Dudley, DY2 7JB



LOCATION

Dudley is a large town in the West Midlands of England, located 6 miles south-east of Wolverhampton and 10.5 miles north-west of Birmingham. The town has a population of approximately 79,379 and is the administrative centre for the borough.

The Churchill Shopping Centre is the prime covered shopping centre in the town which strategically connects Castle Street and the central bus station. The centre is anchored by **Iceland** and **Home Bargains** and has multiple car parks in the immediate vicinity.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor: **63.36 sq m** **682 sq ft**

TENURE

The property is available on a short term flexible basis.

EPC

D 80. EPC available upon request.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

RENT

£12,000 + VAT per annum.

SERVICE CHARGE + INSURANCE

£2,500 + VAT per annum.

RATEABLE VALUE

RV (2023) £7,900

Qualifying business can receive **100%** businesses rates relief. We suggest that all interested parties should verify the above.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWINGS

Strictly by appointment with Creative Retail or our joint agents Hexagon Commercial on 01384 374888.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

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